172.0	0003	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	490,800 / 490,800
					USE VALUE:	490,800 / 490,800
					ASSESSED:	490,800 / 490,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		LANARK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POOLE MARILYN J/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	17 LANARK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	POOLE HENRY J & MARILYN J -
Owner 2:	-
Street 1:	17 LANARK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 2,450 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Vinyl Exterior and 672 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2450.000	145,300		345,500	490,800
Total Card	0.056	145,300		345,500	490,800
Total Parcel	0.056	145,300		345,500	490,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 730.36 | /Parcel: 730.3

Legal Description

User Acct 113834

GIS Ref

GIS Ref

Insp Date 11/29/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 172.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	145,300	0	2,450.	345,500	490,800	490,800	Year End Roll	12/18/2019
2019	101	FV	129,000	0	2,450.	340,500	469,500	469,500	Year End Roll	1/3/2019
2018	101	FV	129,000	0	2,450.	261,600	390,600	390,600	Year End Roll	12/20/2017
2017	101	FV	129,000	0	2,450.	246,800	375,800	375,800	Year End Roll	1/3/2017
2016	101	FV	129,000	0	2,450.	227,000	356,000	356,000	Year End	1/4/2016
2015	101	FV	122,300	0	2,450.	212,200	334,500	334,500	Year End Roll	12/11/2014
2014	101	FV	122,300	0	2,450.	195,400	317,700	317,700	Year End Roll	12/16/2013
2013	101	FV	122,300	0	2,450.	195,400	317,700	317,700		12/13/2012

!13301!

PRINT

Date	Time
12/11/20	03:16:54

LAST REV

Date	Time
08/13/19	09:49:31

apro

13301

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POOLE HENRY J &	58002-163		12/2/2011	Convenience	1	No	No		
	12614-66		4/10/1974			No	No		N

USER DEFINED

Prior Id # 1:	113834
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/12/2018	957	Re-Roof	9,500	C				
6/5/1995	298	Manual	7,000					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	HS	Hanne S
10/20/2008	Meas/Inspect	163	PATRIOT
1/25/2000	Inspected	263	PATRIOT
12/10/1999	Measured	256	PATRIOT
7/12/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2450		Sq. Ft.	Site		0	70.	2.01	6									345,451						345,500	

Total AC/HA: 0.05624 | Total SF/SM: 2450 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 345,451 | Spl Credit | Total: 345,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	210516
Depreciation:	65260
Depreciated Total:	145256

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	1	HB	

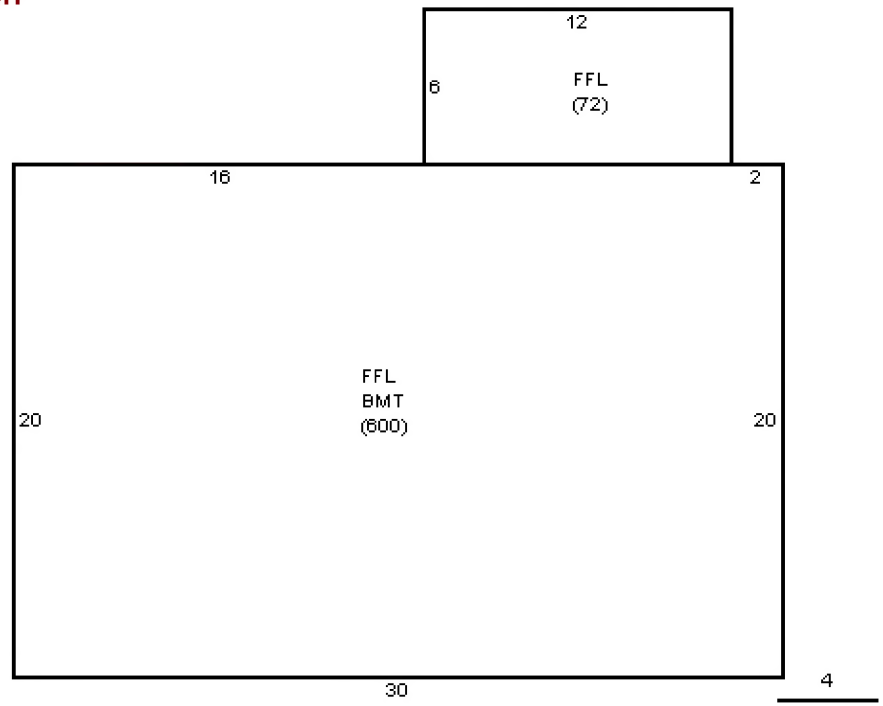
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	672	173.730	116,745
BMT	Basement	600	52.120	31,271

Net Sketched Area:	1,272	Total:	148,016
Size Ad	672	Gross Are	1272	FinArea	672
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

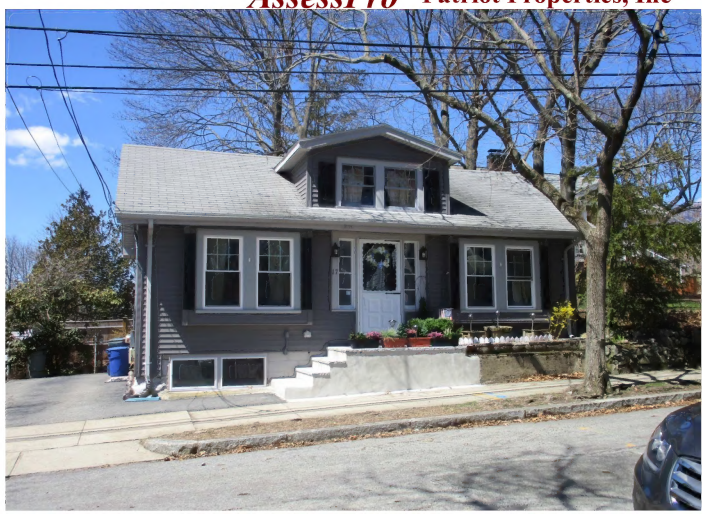
Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	173.73
Special Features:	0	Val/Su Net:	114.23
Final Total:	145300	Val/Su SzAd	216.22

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

172.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	